



February 28, 2007

**SUBJECT: THE LAND DEVELOPMENT ORDINANCE COMMITTEE**

The Land Development Ordinance Committee (LDOC) met Wednesday, February 28, 2007, at 4 p.m., in the second floor Seminar Room located at The Plaza, 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, George Busby, John Casey, Phil Conrad, Mark Lewis (Co-chair), Brian Miller, Rodney Queen, Jeff Smith, Bill Wagoner, and Victor Wallace.

**Absent:** Bill Burgin (Co-chair) and Steve Fisher

**Staff Present:** Bryan Alston, Patrick Kennerly, Joe Morris, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, and Patrick Ritchie

**The Meeting was called to order** with Mark Lewis (Co-chair) presiding. The minutes of the February 21, 2007, meeting were accepted as published. Joe Morris provided an updated schedule of future meetings.

**Chapter Summaries**

Dan Mikkelson presented the summary on Chapter 9.0, Infrastructure, Platting and Connectivity (Draft 2.19.07).

The discussion picked up on page 9-9 (9.5 Street Sections–G. Residential Main Street). Preston Mitchell demonstrated curb extensions in a diagram. These could be used to narrow streets or as a traffic calming option for developers. There will be a need for dimensional standards.

Next, the committee discussed section "I. Avenues." The differences between I & J were discussed. It was suggested that a Boulevard has wider travel lanes. Staff will discuss changing the language on page 9-10.

Staff will make a recommendation on the minimum width of a median. Medians coming to the edge of an intersection often get torn up. Can they be offset? Dan Mikkelson suggested that design standards and details should be dealt with on an engineering level. The committee found much to talk about when it came to medians. Bill Wagoner led a

conversation about planted medians. Could there be a tradeoff for trees in the center median? Staff believed that both sides of the street should benefit from the shade of trees planted along the sidewalks. Rodney Queen suggested an option of a 7' planting between curb and sidewalk. Staff will evaluate options that will enable Salisbury's Vision 2020 Comprehensive Plan. The "Smart Code" may help to tighten it up.

Staff questioned whether there was an option missing or whether it is good to have this many options. With a CD you can propose anything you want as long as it is consistent with the comp plan.

Next, the committee discussed connectivity, which is strongly endorsed in the Vision 2020 Comprehensive Plan and important to long-term sustainability. (Page 9-12) Patrick Ritchie demonstrated an index used by other communities to give development a connectivity rating. He applied this index to neighborhoods the committee would be familiar with for the sake of discussion. Numerical rating scores change depending on the amount of connectivity within and from the development.

There were no comments from the public, and the meeting was adjourned at 6:00 p.m.

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